

PERMITS REQUIRED:
IMPROVEMENT PLANS APPROVAL - SUMTER COUNTY
ENVIRONMENTAL RESOURCE PERMIT - S.W.F.W.M.D.

PRELIMINARY / ENGINEERING PLANS FOR SUMMERFIELD CAR LOT

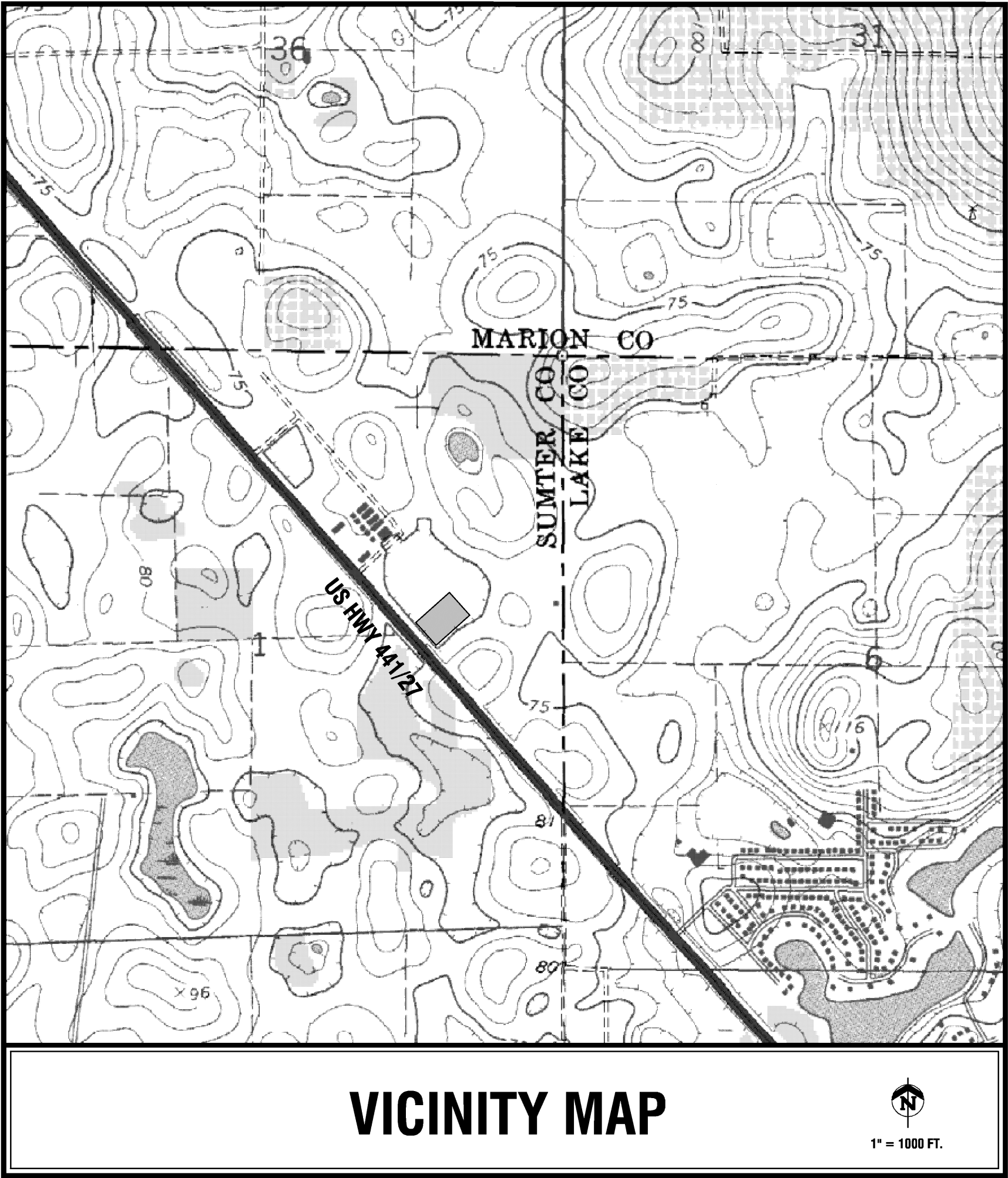
LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 740, PAGE 201, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA, RUN S41°44'46"E, 270.00 FEET; THENCE S48°15'14"W, 400.00 FEET; THENCE N41°44'46"W, 270.00 FEET; THENCE N48°15'14"E, 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.48 ACRES, MORE OR LESS.

TOTAL AREA = 2.48 ACRES



INDEX OF SHEETS

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- 7 GRADING AND DRAINAGE PLAN
- 8 DRAINAGE AND ROADWAY DETAILS
- E-1 EROSION CONTROL PLAN

THE DRAINAGE SYSTEM, IF CONSTRUCTED AND MAINTAINED AS DESIGNED, WILL PROVIDE FOR THE 100-YEAR, 24-HOUR DESIGN STORM EVENT WITHOUT ADVERSELY AFFECTING THE ADJOINING PROPERTIES

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON "SUMTER 41", ELEVATION 81.28.

WATER AND WASTE WATER UTILITIES:

VCCDD-LSSA
3201 WEDGEWOOD LN.
THE VILLAGES, FL 32159
(352) 753-6280 JANET TUTT

CABLE UTILITIES:

COMCAST
8130 CR 44 LEG A
LEESBURG, FL 34788
(352) 315-8528 BILL GRAHAM

ELECTRICAL POWER UTILITIES:

PROGRESS ENERGY
4361 SE MARICAMP RD.
OCALA, FL 34471
(352) 286-8079 YANI MEKIDIS

NATURAL GAS UTILITY:

TECO / PEOPLES GAS
315 S.W. 33RD AVENUE
OCALA, FLORIDA 34474
(352)401-3419 LEE SAMANIEGO

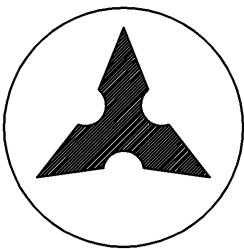
TELEPHONE UTILITIES:

CENTURY LINK
13465 SE CR 25
OCKLAWAHA, FL 32179
(352) 551-4343 MARK HOEVENAIR

SECTION 1 TOWNSHIP 18 SOUTH; RANGE 23 EAST SUMTER COUNTY, FLORIDA

OWNER/DEVELOPER:
CHARACTER OAKS REAL ESTATE, INC
15595 SE 80TH AVE
SUMMERFIELD, FL 34491
(352) 267-8764
RONALD D. BROWN, AGENT

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, PROJECT ENGINEER
(352) 748-3126





**FARNER
BARLEY**
AND ASSOCIATES, INC.

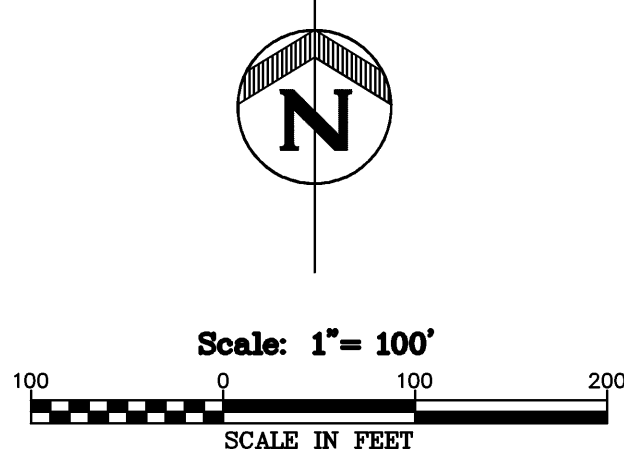
Certificate of Authorization Number: 4709


4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

<div style="text-align: center;"> JENKINS AUTO GROUP AERIAL PHOTOGRAPH </div>				FARNER BARLEY AND ASSOCIATES, INC. Certificate of Authorization Number: 4709 4450 N.E. 83rd Road ◊ Midwood, Florida 34785 ◊ (352) 753-3114		▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS	
		DATE		REVISIONS		BY	
DATE <u>11-11-09</u> DRAWN BY <u>BJT</u> CHKD BY <u>JAH</u> FILE NAME <u>002-JAG-AERIAL</u> JOB NO. <u>091109.0000</u>		SHT. <u>2</u> OF <u>8</u>					

JENKINS AUTO GROUP			▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
		FARNER-BARLEY AND ASSOCIATES, INC.	Certificate of Authorization Number: 4709
			4450 N.E. 83rd Road ○ Willemet, Florida 34785 ○ (352) 753-3114
SUMMERFIELD CAR LOT MASTER DEVELOPMENT PLAN			
DATE	11-11-09		
DRAWN BY	BJT		
CHKD BY	JAH		
FILE NAME	003-JAG-MASTER		
JOB NO.	091109.0000		
SHT. <u>3</u> OF <u>8</u>			

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▲ SURVEYORS
▲ PLANNERS

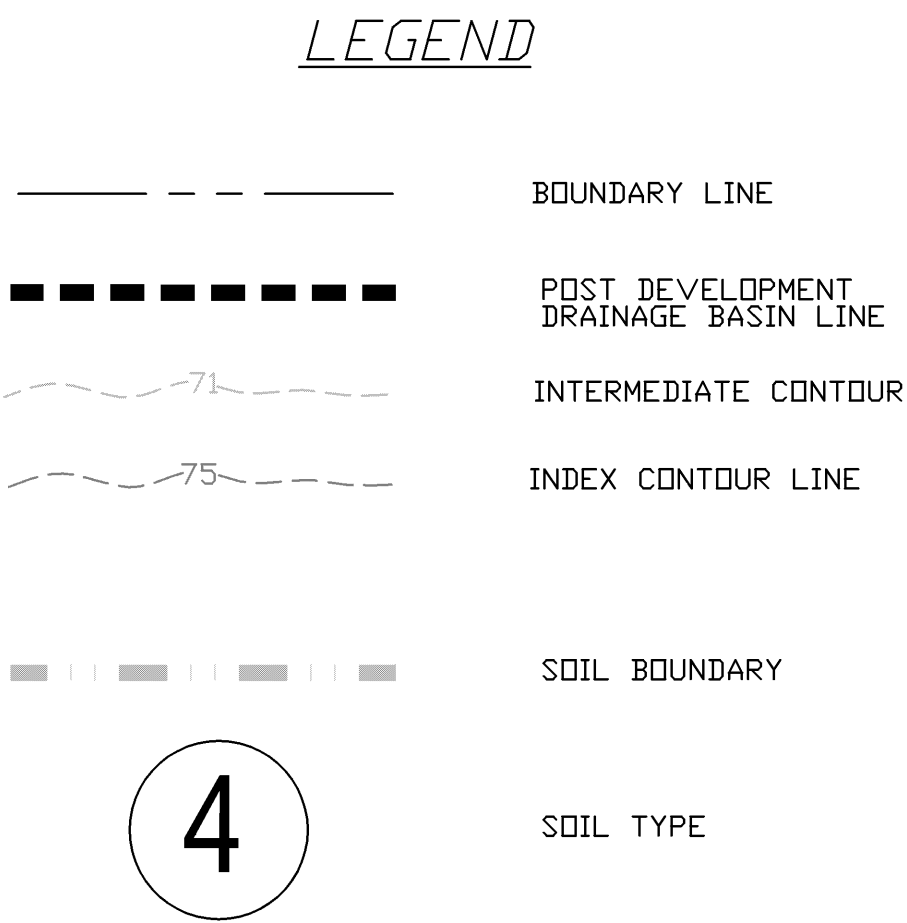
Certificate of Authorization Number: 4709

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**SUMMERFIELD CAR LOT
JENKINS AUTO GROUP
PRE-DEVELOPMENT
DRAINAGE BASIN MAP**

DATE	11-11-09
DRAWN BY	BJT
CHKD BY	JAH
FILE NAME	004-JAG-PRE
JOB NO.	091109.0000

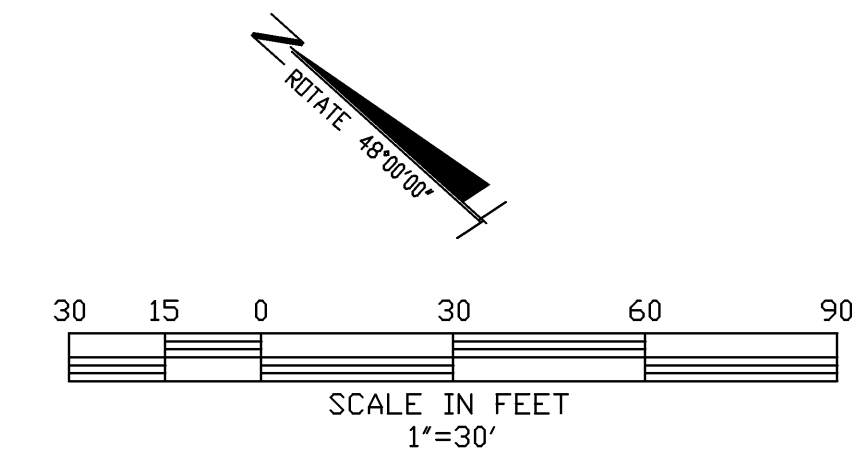
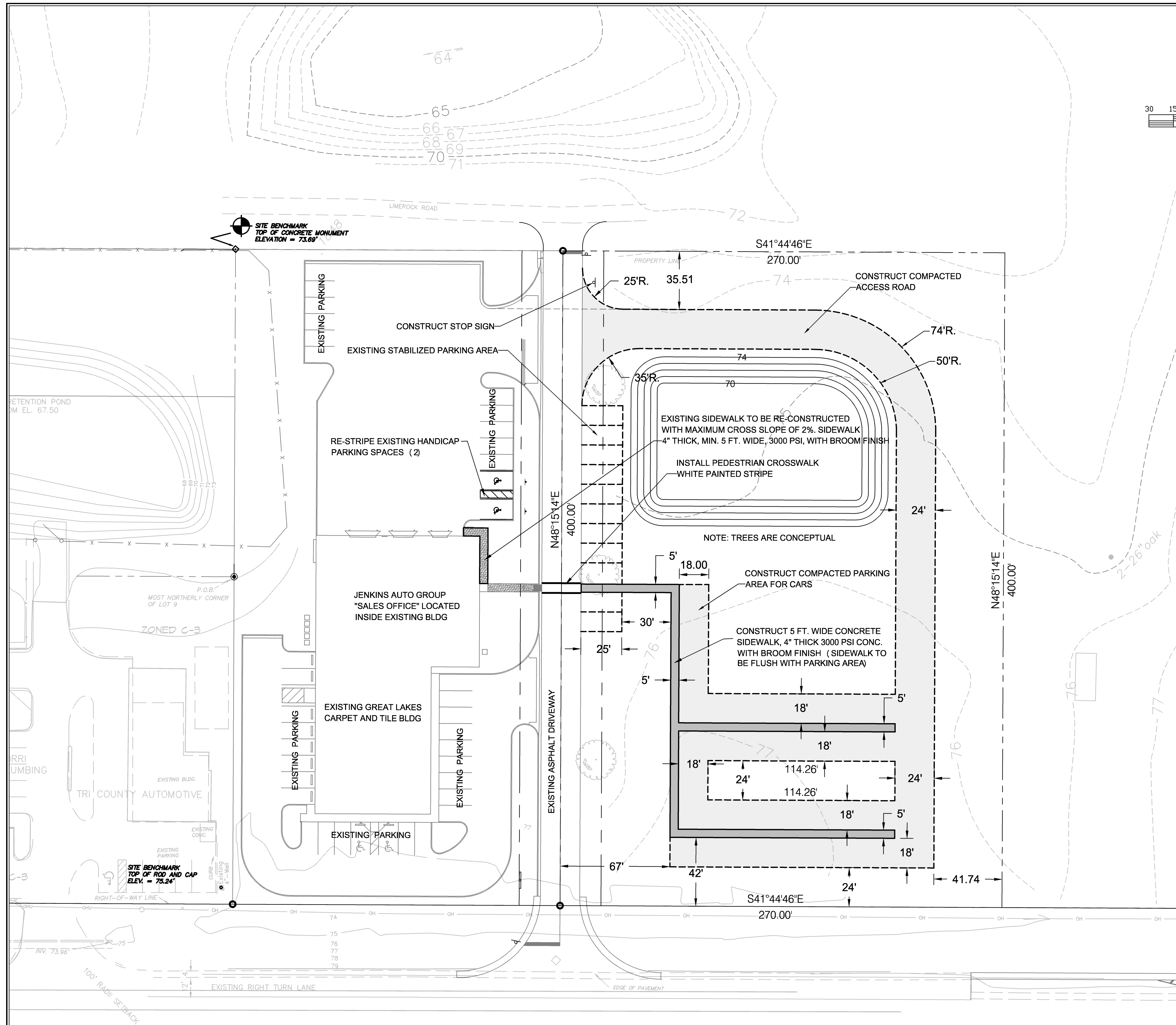
SOIL TYPE - 4	Candler sand, 0 to 5% slopes
SOIL TYPE - 10	Sparr fine sand, 0 to 5% slopes
SOIL TYPE - 11	Millhopper sand, 0 to 5% slopes
SOIL TYPE - 13	Tavares fine sand, 0 to 5% slopes
SOIL TYPE - 27	Sumterville fine sand, bouldery subsurface, 0 to 5% slopes

[illegible]

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**SUMMERFIELD CAR LOT
JENKINS AUTO GROUP
POST-DEVELOPMENT
DRAINAGE BASIN MAP**

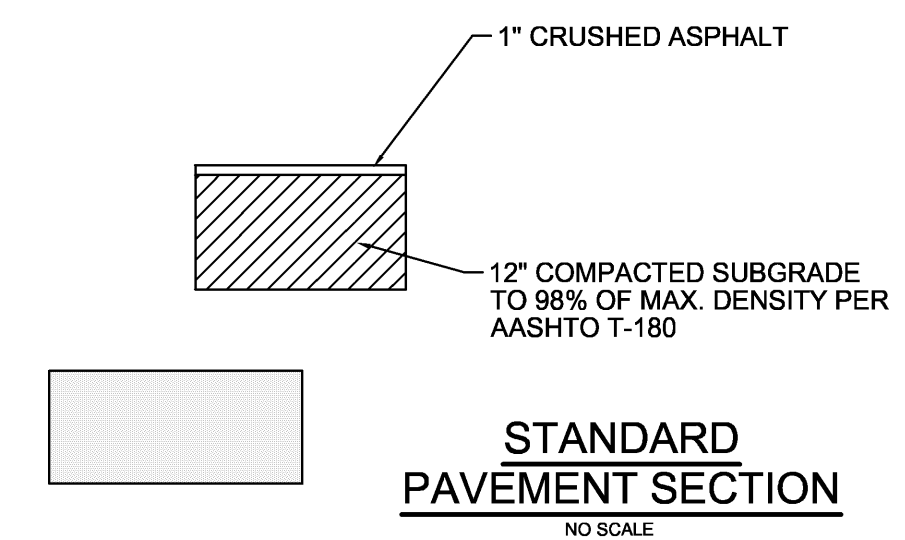
DATE 11-11-09
DRAWN BY BJT
CHKD BY JAH
FILE NAME 005-JAG-POST
JOB NO. 091109.0000



SITE DATA

1. SITE ACREAGE = 2.48 AC.
2. ZONING = HEAVY COMMERCIAL
3. LOCATED IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

<u>IMPERVIOUS AREA:</u>	
PARKING / DRIVE	= 34,290 SQ. FT. (0.79 AC) 31.85% COVERAGE
<hr/>	
TOTAL IMPERVIOUS	= 34,290 SQ. FT. (0.79 AC) 31.85% COVERAGE
<hr/>	
TOTAL OPEN AREA	= 73,702 SQ. FT. (1.69 AC) 68.15% COVERAGE
<hr/>	
TOTAL SITE AREA	= 107,992 SQ. FT. (2.48 AC) 100% COVERAGE



NOTES:

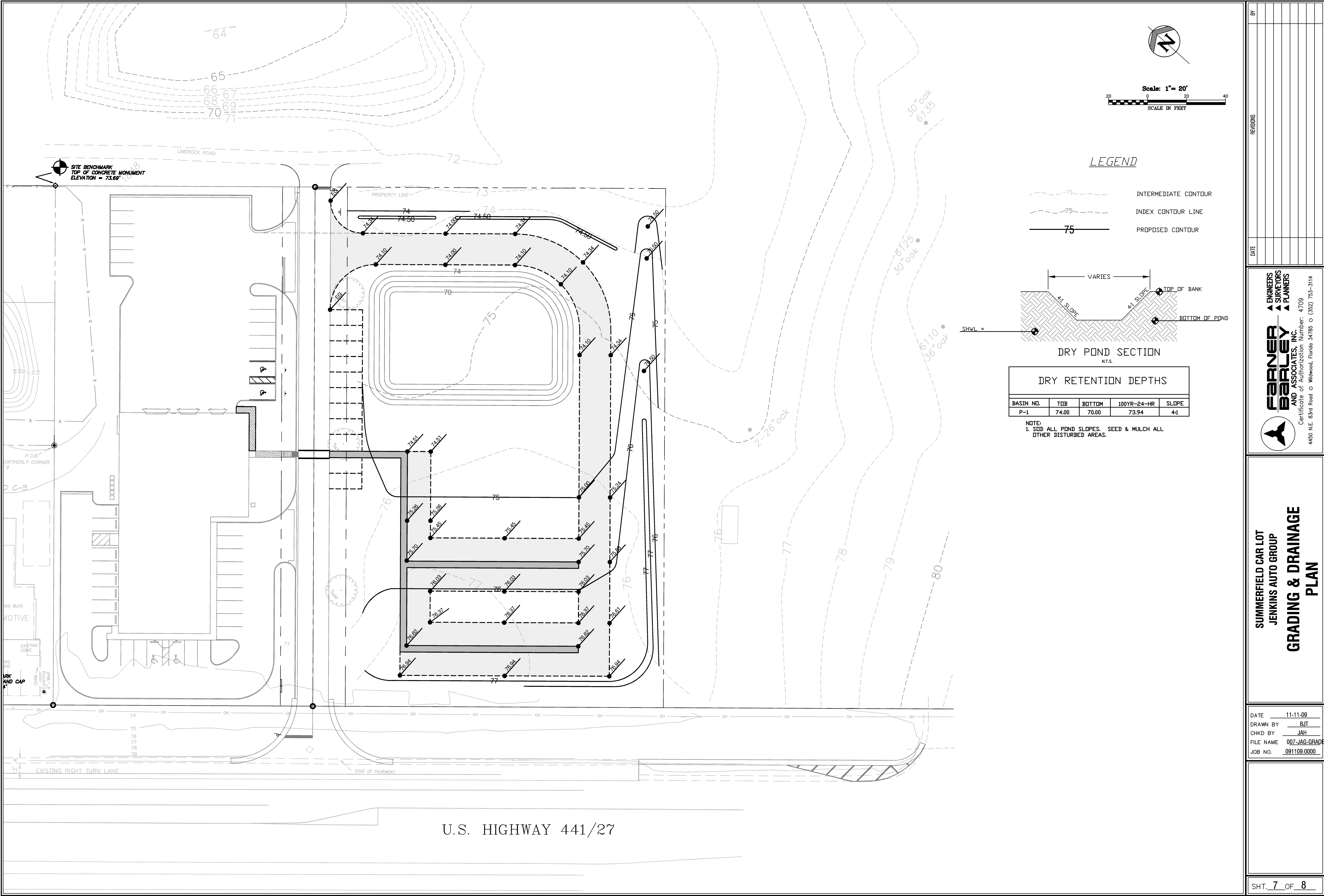
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
2. ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SIGNALATION CEMENTATION SHALL BE THIERMOPLASTIC.
5. ALL COMMON OPEN AREAS SHALL BE MAINTAINED BY PROPERTY MANAGEMENT.

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SUMMERFIELD CAR LOT JENKINS AUTO GROUP SITE PLAN

DATE 11-11-09
DRAWN BY DLB
CHKD BY JAH
FILE NAME 006-JAG-SITE
JOB NO. 091109.0000

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DATE	11-11-09
DRAWN BY	BJT
CHKD BY	JAH
FILE NAME	007-JAG-GRAD
JOB NO.	091109.0000

**SUMMERFIELD CAR LOT
JENKINS AUTO GROUP
GRADING & DRAINAGE
PLAN**

FARBER & BARLEY
ENGINEERS, SURVEYORS & PLANNERS
AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road O. Willem, Florida 34785 O (352) 753-3114

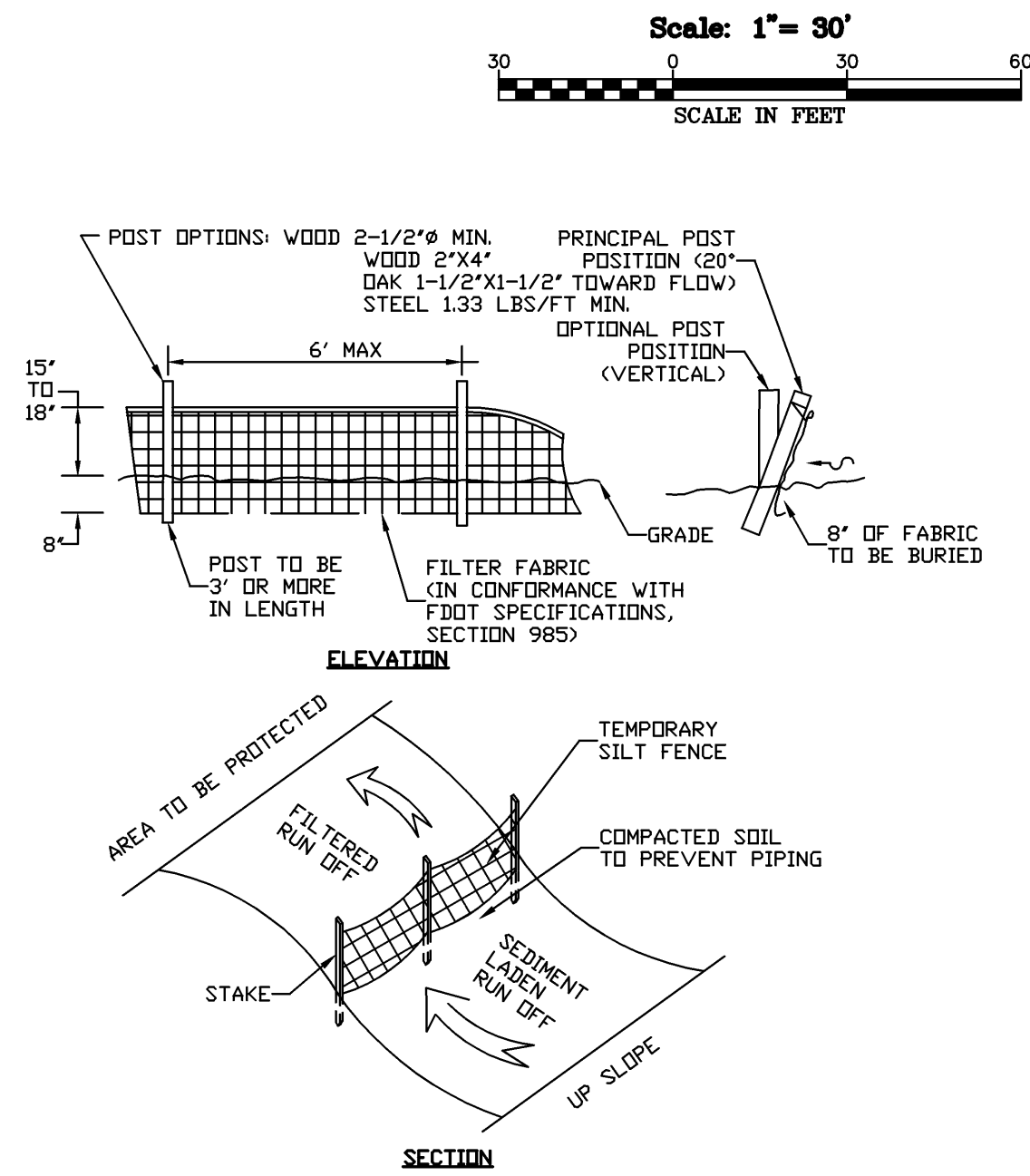
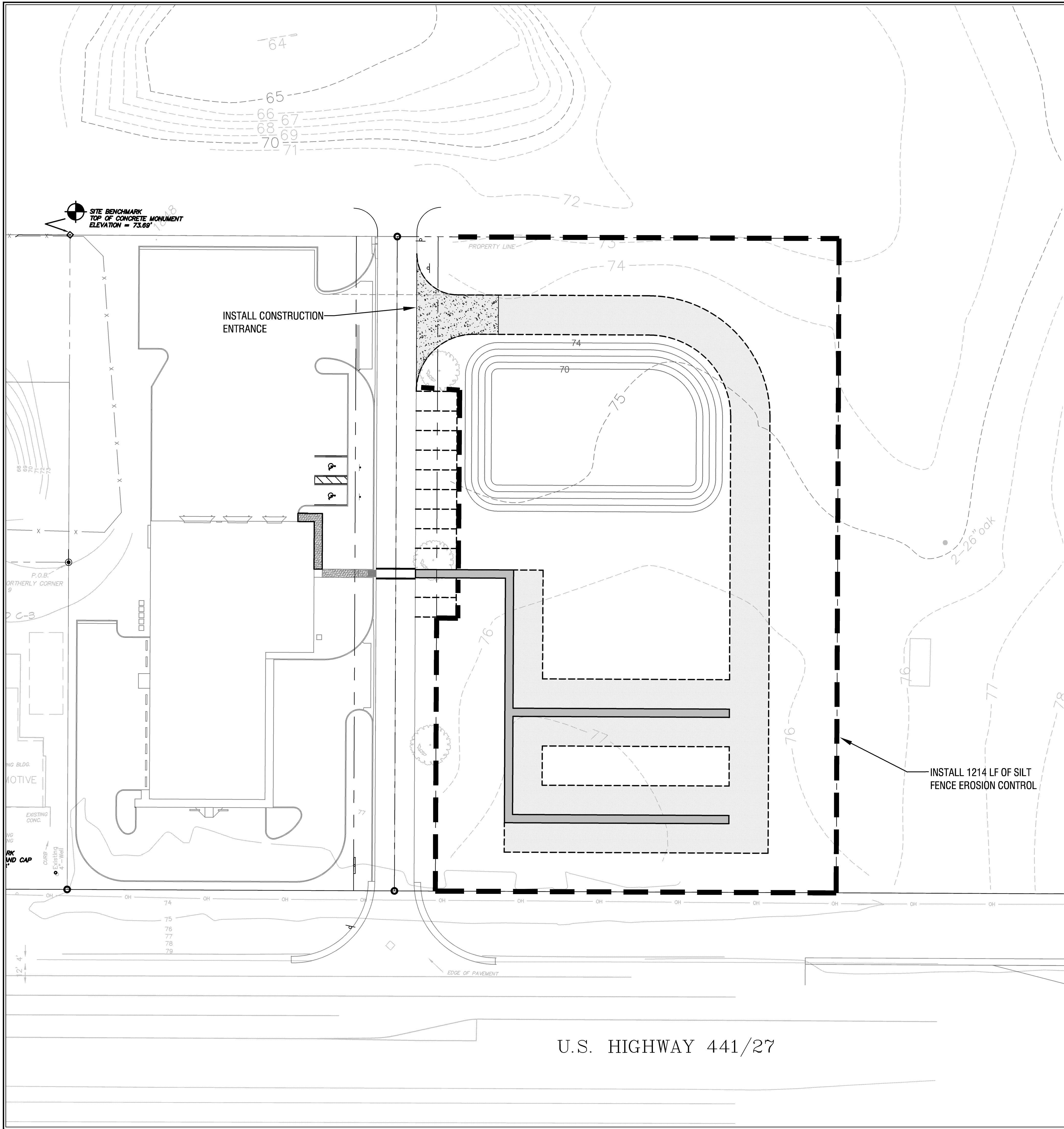
PERSONS

DATE

BY

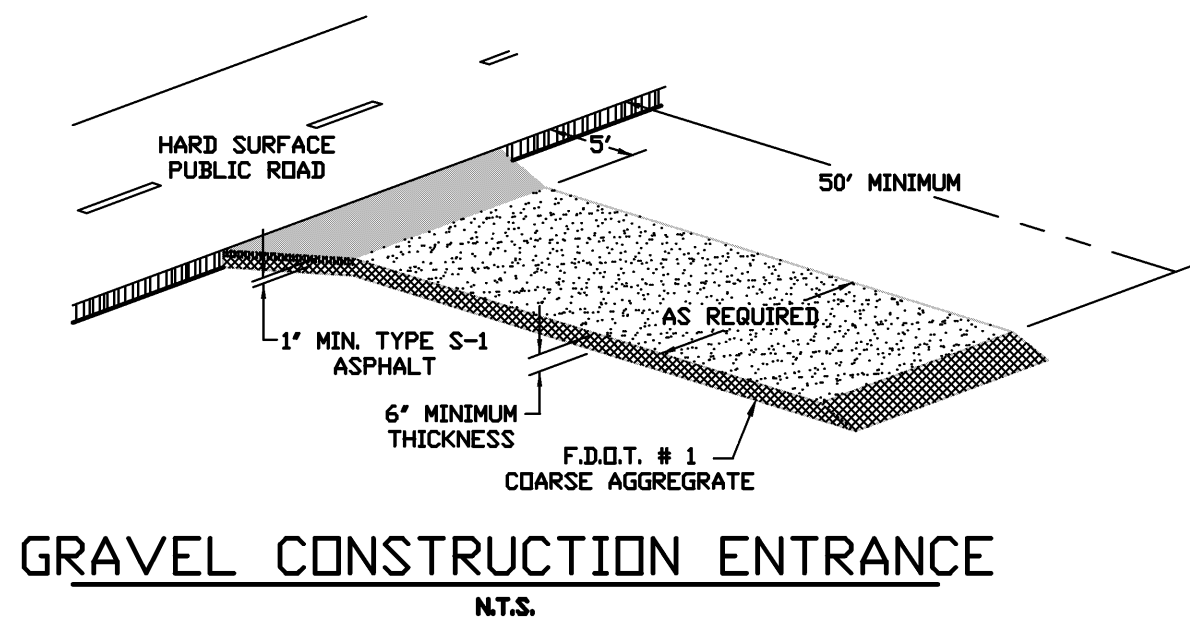
SHT. 7 OF 8

S:\SUMMERFIELD\NON-VILLAGES PROJECTS\JENKINS AUTO GROUP CAR LOT SUMMERFIELD\CIVIL\CO.SUBMITTAL\PRELIMINARY\SUBMIT\12-2-09\E-1-JAG-EROSION.dwg, 12/2/2009 4:28:44 PM, KP31000.CAD.p3



1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOO, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL



NOTE:
THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

JEFFREY A. HEAD, P.E.
REGISTERED ENGINEER NO. 58058
STATE OF FLORIDA

RONALD D. BROWN, AGENT
CHARACTER OAKS REAL ESTATE, INC.

BY	
REVISIONS	
DATE	
FARNER & BARLEY ENGINEERS SURVEYORS PLANNERS AND ASSOCIATES, INC. Certificate of Authorization Number: 4709 4450 N.E. 83rd Road O Wilkwood, Florida 34785 O (352) 753-3114	
SUMMERFIELD CAR LOT JENKINS AUTO GROUP EROSION CONTROL AND S.W.P.P.P. PLAN	
DATE	11-11-09
DRAWN BY	BJT
CHKD BY	JAH
FILE NAME	E-1-JAG-ERO
JOB NO.	091109.0000
SHT. E-1 OF E-1	